



Construction Insurance (PCIP) Key Coverage Points

- HCPP does not provide construction insurance directly through our self-insurance coverage agreements. We work with an insurance broker to obtain coverage for your construction projects from commercial insurance companies, some based in the UK. ***Depending on the project this process takes at least four weeks.***
- Please send us your application and all supporting materials at least six weeks ***before*** you want to start work. We may need to go back and forth with you several times before we can submit the insurance application to the insurance broker.
- If you start your project ***before*** Owner's insurance is in place and there is a loss, your health authority will be solely responsible for those costs. This is because the HCPP Property Agreement contains certain exclusions relating to property undergoing construction and renovation.
- If you will be occupying part of the project before it is complete, please let us know right away, so we can obtain ***permission*** from the insurer. Failure to do so may void your coverage.
- You are required to advise us if your project costs increase beyond 15% of the total project costs on your application. Since the insurance policy is capped at 115% of the declared project value, we can update coverage to correct value so that you do not incur costs related to under insurance in the event of a loss.
- The policy dictates that any material change to the risk voids the insurance contract. We must be advised ***prior*** to making any significant changes to the project scope or design (e.g., add a new elevator, or an additional floor, or new hazardous operations).
- If you have an incident or loss on your construction project, you must ***report*** this to your Risk Management Consultant immediately. The consultant will help guide you on how to report the loss to the insurance broker. Failure to report in a timely way may impact your insurance coverage, and your ability to get policy extensions.
- Your COC and Wrap Up policies must stay in force until the remaining work is limited to corrections and repairs and is otherwise complete. If the insurance lapses too early, you could have gaps in insurance coverage if there is a loss or claim.
- When you need your insurance policies extended, please provide us with the information we need right away. This can take up to 4 weeks or potentially longer, particularly if there has been a loss or claim on a project.
- You are required to send your Final Project Values to your Risk Management Consultant, as soon as possible after project completion, as a condition of coverage.